

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCELS 12a, RE-2a AND RE-7a
SOUTH END URBAN RENEWAL A EA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, on February 20, 1969, the Authority adopted a Resolution designating the Boston Housing Authority as developer of Parcels 12, RE-2 and RE-7; and

WHEREAS, the Boston Housing Authority has been unable to receive acceptable bids within public housing statutory limits for the construction of low-income family public housing; and

WHEREAS, on March 23, 1970, the Boston Housing Authority Board voted to relinquish its designation as developer of family public housing units on a portion of Parcels 12, RE-2 and RE-7, provided however that the Boston Redevelopment Authority designate another developer to construct units for lease to the Boston Housing Authority, and provided further that construction of said units begin within six months from March 23, 1970 or else the Boston Housing Authority will re-establish its designation as developer; and

WHEREAS, on March 23, 1970, the Boston Housing Authority Board voted to retain its designation as developer of elderly housing units on a portion of Parcels 12, RE-2 and RE-7;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Resolution designating the Boston Housing Authority as developer of Disposition Parcels 12, RE-2 and RE-7 is hereby revoked.
2. That the Boston Housing Authority be and hereby is designated as Developer of Disposition Parcels 12a, RE-2a and RE-7a subject to:
 - a. Publication of all public disclosures and issuance of all approvals as required by the Housing Act of 1949, as amended;
 - b. Approval by the Authority of final plans and specifications.
3. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.
4. That it is hereby determined that the Boston Housing Authority possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
5. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement for Parcels 12a, RE-2a and RE-7a between the Authority as Seller and the Boston Housing Authority as Buyer providing for the development by the Authority of said disposition parcels in the South End Urban Renewal Area subject to HUD concurrence in a minimum disposition price and the Buyer's agreement to develop the property by constructing thereon public housing for the elderly, such agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Director shall deem proper and in the best interests of the Authority.

That the Director is further authorized to execute and deliver a deed conveying said properties pursuant to such Disposition Agreement and that the execution and delivery by the Director of such Deed and to which a certificate of this resolution is attached shall be conclusive evidence that the terms and provisions thereof are by the Director deemed proper and in the best interests of the Authority.
6. That the Authority is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the Redeveloper's Statement for Public Disclosure (Federal Form H-6004).

MEMORANDUM

June 4, 1970

TO: Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: SUBDIVISION OF PARCELS 12, RE-2 AND RE-7
REDESIGNATION OF DEVELOPER AND AUTHORIZATION
TO CONVEY PARCELS 12a, RE-2a AND RE-7a
SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

On February 20, 1969, the Boston Redevelopment Authority Board designated the Boston Housing Authority as Developer of Disposition Parcels 12, RE-2 and RE-7 in the South End Urban Renewal Area. The parcels are located at:

Parcel 12 - corner of West Newton Street and
the South End Bypass.

Parcel RE-2 - corner of Worcester Street and
Tremont Street.

Parcel RE-7 - corner of Shawmut Avenue and Worcester Street.

At the time of the Boston Redevelopment Authority designation, the Boston Housing Authority believed that it could construct dwelling units both for the elderly and low-income families within the statutory limits in existence at that time. The Housing Authority further anticipated that it would purchase Parcels 12, RE-2 and RE-7 on June 25, 1969, and begin construction shortly thereafter.

The Housing Authority plans, which were reviewed and approved by the BRA's Design Review Staff, called for developing part of each parcel with elderly housing units and part with low-income family housing units. Since the time of its designation, the Housing Authority has been attempting to receive bids within the public housing statutory limits for the construction of these dwelling units. Because of increased construction costs and tight statutory cost limitations, the Housing Authority has been unable to receive bids within the required statutory limitations.

At a March 1970 meeting, the Housing Authority concluded that they were unable to build family dwelling units on the said parcels.

On that premise, the Boston Housing Authority voted to relinquish their designation as developer of family public housing sites, but it did, however, reaffirm its belief that elderly units could be constructed within acceptable cost limitations. The Boston Housing Authority Board memo is attached.

In an effort to promote construction of family dwelling units on a portion of Parcels 12, RE-2 and RE-7 within the near future, the Boston Housing Authority requests the Boston Redevelopment Authority to:

1. Revoke the resolution designating the Boston Housing Authority as developer of Parcels 12, RE-2 and RE-7.
2. Subdivide Parcel 12 into 12a and 12b; Parcel RE-2 into RE-2a and RE-2b; and RE-7 into RE-7a and RE-7b;
3. Redesignate the Boston Housing Authority as developer of Parcels 12a, RE-2a and RE-7a; and
4. Select a new developer for Parcels 12b, RE-2b and RE-7b to construct low-income family dwelling units to be leased to the BHA.

It is therefore recommended that the Authority adopt the attached Resolutions making the desired recision, subdivision and redesignation.

Appropriate Resolutions are attached.

FROM PAGE 2 OF DOCUMENT ENTITLED "OUTLINE", MINUTES OF MEETING
MARCH 23, 1970

UNFINISHED BUSINESS:

Director of Planning and development read memo dated March 23, 1970
and

MOTION

Carried that the Boston Housing Authority relinquish its designation as Developer of family public housing for Mass. 2-44, South End, with the understanding that the Boston Redevelopment Authority will designate another developer to construct said units for lease to the Boston Housing Authority, and with the further understanding that construction on all of these units must begin six (6) months from date of this action of the (or) the Boston Housing Authority will re-establish its designation as developer. The Boston Housing Authority will however continue its designation as developer for housing for the elderly for Mass. - 44, South End.

Mr. Brier wished to be recorded as "opposed".